



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

October 19, 2016

Planning Board Members:

Neil Connelly, Chairman
Rebecca Anderson
Anthony Gorski
Joseph Keefe
Lawrence Korzeniewski
Kristin McCracken
Melvin Szymanski

Town Board Members:

Johanna Metz-Coleman, Supervisor
John M. Abraham, Jr.
Dawn Gaczewski
Ronald Ruffino, Sr.
Matthew Walter

Engineering Consultant:

Robert Harris, Wm. Schutt & Associates

Town Attorney:

Kevin E. Loftus

Town Highway Superintendent:

Daniel J. Amatura

Building & Zoning Inspector:

Matthew Fischione

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held October 19, 2016. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Neil R. Connelly
Planning Board Chairman

NRC:cm
Encl.

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the 19th day of October 2016 at 7:00 P.M. and there were present:

PRESENT: Neil Connelly, Chairman
 Rebecca Anderson, Member
 Anthony Gorski, Member
 Joseph Keefe, Member
 Lawrence Korzeniewski, Member
 Kristin McCracken, Member
 Melvin Szymanski, Member

EXCUSED: None

ABSENT: None

ALSO PRESENT: None

Town Board Members: John M. Abraham, Jr.

Other Elected Officials: None

Town Staff: Robert Harris, Engineering Consultant-Wm. Schutt & Assoc.
 Kevin E. Loftus, Town Attorney
 Matthew Fischione, Code Enforcement Officer
 Cynthia Maciejewski, Recording Secretary

Meeting called to order by Chair Connelly at 7:00 P.M.

Pledge of Allegiance led by Melvin Szymanski, Member

Minutes - A motion was made by Rebecca Anderson to approve the minutes from the October 5, 2016 Planning Board Meeting. Motion seconded by Joseph Keefe and unanimously carried.

TOWN OF LANCASTER PLANNING BOARD
COMMUNICATIONS LIST-OCTOBER 19, 2016

- 10.19.01 SEQR response dated 9/28/16 from EC DPW regarding Buffalo Suburban Church, 5580 Genesee Street.
- 10.19.02 SEQR response dated 9/30/16 from NYSDEC regarding Royal Car Wash.
- 10.19.03 SEQR response dated 10/5/16 from NYSDOT regarding Royal Car Wash.
- 10.19.04 Notice of SEQR review to be held 10/17/16.
- 10.19.05 Letter to NYSDOT dated 10/11/16 from Jess Sudol, representing Royal Car Wash, with responses to their 10/05/16 SEQR comments.
- 10.19.06 Letter dated 10/7/16 from Bushra Iqbal of Vascular Interventional Associates, to Neil Connelly, indicating that they are revising plans and taking into consideration Planning Board recommendations. As such, they will not start work until Spring, 2017 and will add a stone base to existing lot to **temporarily** accommodate about 5 cars during the winter months.
- 10.19.07 SEQR response dated 10/07/16 from NYSDOT with comments regarding Basil Resale Center.
- 10.19.08 Copy of resolution adopted 10/3/16 by Town Board approving Apple Blossom Blvd. subdivision.
- 10.19.09 SEQR response dated 10/11/16 from NYSDEC with comments regarding Basil Resale Center.
- 10.19.10 Letter dated 10/11/16 from Robert Harris, Town Engineer, with comments regarding revised site plan for Superior Pallets, 3981 Walden Ave.
- 10.19.11 ZBA minutes of 10/13/16.

- 10.19.12 Memo dated 10/17/16 from Mark Lubera noting changes to the landscape plan for Superior Pallets, Inc.
- 10.19.13 MRC meeting minutes of 10/17/16.
- 10.19.14 Copy of resolution adopted by Town Board on 10/17/16 approving site plan for 31 Peppermint Road.

Discussion on Flag Lots: A flag lot model from Austin, Texas was provided by Member McCracken. The model is very restricting in regards to safety and uses. It was recommended that the Town Attorney and Code Enforcement Officer bring to the Planning Board their ideas of what they need in the Flag Lot Model. The model submitted by Chuck Malcolm and/or banning flag lots are options.

PUBLIC HEARING SCHEDULED FOR 7:10P.M.

At 7:10p.m. the Planning Board held a Public Hearing to hear all interested persons upon an application for a preliminary plat plan approval for the proposed "Haskell Drive & Harris Hill Road-three lot development" consisting of three single family dwellings on the north side of Haskell Drive.

NAME OF PERSON(S) ADDRESSING THE PLANNING BOARD ON THIS SUBJECT

Proponent/Opponent Comments/Questions

Thomas Schuster

Petitioner/Proponent

At 7:11p.m. a motion was made by Kristin McCracken to close the Public Hearing. Motion seconded by Lawrence Korzeniewski and unanimously carried.

ACTION ITEMS

SITE PLAN REVIEW-Project #1637, THOMANN ASPHALT PAVING CORP. LOCATED AT 56 GUNNVILLE ROAD. PROPOSED 6,600SQ FT SINGLE STORY SHOP ADDITION TO THE EXISTING FACILITY.

Andy Marino of Tredo Engineers presented Matt Fischione, Code Enforcement Officer with a letter from Thomann Asphalt stating that Frontier properties are brother/sister entities with identical ownership. This project consists of a 6,600 sq ft addition to the existing metal building which will be used as the shop. Interior renovations will be made to the existing building. All utilities are in place and no modifications are needed to the septic system. The new roof will match the existing roof line and drainage of the roof will go to the drywell.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Melvin Szymanski to recommend approval of the site plan to the Town Board. Motion seconded by Kristin McCracken and unanimously carried. Roll call vote as follows:

Chairman Connelly-Yes	Lawrence Korzeniewski-Yes
Rebecca Anderson-Yes	Kristin McCracken-Yes
Anthony Gorski-Yes	Melvin Szymanski-Yes
Joseph Keefe-Yes	

PUBLIC HEARING SCHEDULED FOR 7:30P.M.

At 7:30p.m. the Planning Board held a Public Hearing to hear all interested persons upon an application for a preliminary plat plan approval for the proposed "455 Pleasantview Drive-three lot development consisting of three single family dwellings on a private road.

NAME OF PERSON(S) ADDRESSING THE PLANNING BOARD ON THIS SUBJECT	Proponent/Opponent Comments/Questions
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No one addressed the Planning Board

At 7:32 p.m. a motion was made by Joseph Keefe to close the Public Hearing. Motion seconded by Kristin McCracken and unanimously carried.

REVISED SITE PLAN REVIEW-Project #1522, SUPERIOR PALLETS, INC. LOCATED AT 3981 WALDEN AVENUE. OUTDOOR STORAGE AREA NEEDS TO BE INCREASED WITH ADDITIONAL SCREENING PROVIDED.

Andy Marino of Tredo Engineers and David Goettel, Owner of Superior Pallets explained the need for the site plan changes. Superior Pallets is currently operating at 3981 Walden Avenue under a Temporary Certificate of Occupancy. The storage yard needs to be expanded and the berm area adjusted. The property does not resemble the original site plan submitted. The property is a mess. It has an abundance of tractor trailers, mounds of mulch, dust on the roads which needs to be cleaned up and garbage in the basins and parking lot.

Engineering- A new stormwater planter will be added to the south east area of the site and the stormwater planter to the north end of the site will be enlarged. SWPPP is to stay open until completed. A silt sock has been installed.

Landscape-The earthen berm is a steep one on one slope and has been cut down and moved to the Northeast. Grass is now growing slowly and was hard to grow during the summer months even with the use of 400' of hose. The exterior operation will be screened from the two adjacent parcels. The lawn area has been reduced due to additional yard use. Temporary erosion control is to be done throughout

the year. The property to the north needs to be restored because it was only used during construction and is not a part of their lot.

Mulch-A Special Use Permit has been applied for to continue the mulch shredding and processing. Due to a decrease in demand, wood fiber has been abundant. One load is being removed daily and possibly two additional loads will be removed daily. 90% of the mulch and wood chips have been removed. The large quantity of mulch is a fire safety concern and the modifications to the Site Plan will help with the safety concerns. The outdoor storage of pallets is seasonal and by January all pallets will be removed.

Dust-Dust is being caused by operating without a gravel base. The road is being swept weekly and is not enough. The turning area is being used by more than just Superior Pallet and may need to be blocked off.

Debris-Garbage on the grounds including a fiber board door needs to be cleaned up and detention areas cleared of debris.

Storage trailers-27 trailers have been moved off site.

Pallet kiln-A 634sq ft is on site to dry pallets. The kiln may have been discussed and planned for with the original site plan but has not been issued a building permit. The kiln was installed in June as an accessory structure to the business.

Based on the information presented to the Planning Board, a motion was made by Anthony Gorski to recommend approval of the site plan to the Town Board with the following conditions:

1. All Engineering requirements including computations and calculations must be submitted and approved
2. Obtain and comply with conditions of Special Use Permit for mulching operation
3. Comply with landscaping as per Mark Lubera memo and stabilize berm
4. Kiln is an accessory structure and requires a building permit

Motion seconded by Kristin McCracken and unanimously carried. Roll call vote as follows:

Chairman Connelly-Yes	Lawrence Korzeniewski-Yes
Rebecca Anderson-Yes	Kristin McCracken-Yes
Anthony Gorski-Yes	Melvin Szymanski-Yes
Joseph Keefe-Yes	

Other items discussed

PM Peppermint received site plan approval from the Town Board on October 17, 2016.

SEQR for Buffalo Suburban Church is scheduled for November 7, 2016.

Pre Meetings were held for Edgewater Phase III and Wehrle/Harris Hill Storage Facility.

At 8:12p.m. a motion was made by Lawrence Korzeniewski to adjourn the meeting. Motion seconded by Kristin McCracken and unanimously carried.



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

MEMO

TO: Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: October 19, 2016

RE: Thomann Asphalt Paving Corp.

PROJECT#: 1637

LOCATION: 56 Gunnville Road

TYPE: Site Plan Review

RECOMMENDATION: Approval

Roll call vote:

Chair Connelly-Yes
Rebecca Anderson-Yes
Anthony Gorski-Yes
Joseph Keefe-Yes

Lawrence Korzeniewski-Yes
Kristin McCracken-Yes
Melvin Szymanski-Yes

CONDITIONS: None

COMMENTS: None



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

MEMO

TO: Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: October 19, 2016

RE: Superior Pallets, Inc.

PROJECT#: 1522

LOCATION: 3981 Walden Avenue

TYPE: Revised Site Plan Review

RECOMMENDATION: Approval

Roll call vote:

Chair Connelly-Yes
Rebecca Anderson-Yes
Anthony Gorski-Yes
Joseph Keefe-Yes

Lawrence Korzeniewski-Yes
Kristin McCracken-Yes
Melvin Szymanski-Yes

CONDITIONS:

1. All Engineering requirements including computations and calculations must be submitted and approved
2. Obtain and comply with conditions of Special Use Permit for mulching operation
3. Comply with landscaping as per Mark Lubera memo and stabilize berm
4. Kiln is an accessory structure and requires a building permit

COMMENTS: None